

016.A

0002

0010.1

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
387,100 / 387,100
387,100 / 387,100
387,100 / 387,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
142		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:	1
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Owner 1: LINDAMOOD REBECCA B

Owner 2: MARRA MATTHEW

Owner 3:

Street 1: 142 LAKE ST UNIT 1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: RODLAND COURTNEY B -

Owner 2: -

Street 1: 142 LAKE ST UNIT 1

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1939, having primarily Wood Shingle Exterior and 854 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7923												G9				

IN PROCESS APPRAISAL SUMMARY

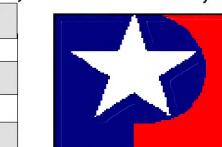
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	387,100			387,100		290216
							GIS Ref
							GIS Ref
							Insp Date
							06/07/18

Total Card 0.000 387,100 Entered Lot Size

Total Parcel 0.000 387,100 Total Land:

Source: Market Adj Cost Total Value per SQ unit /Card: 453.28 /Parcel: 453.2 Land Unit Type:

Parcel ID 016.A-0002-0010.1

USER DEFINED
Prior Id #1: 11392
Prior Id #2:
Prior Id #3:
Prior Id #1:
Prior Id #2:
Prior Id #3:PRINT
Date 12/11/20 Time 05:13:23LAST REV
Date 04/17/20 Time 09:19:07ASR Map
Fact Dist:
Reval Dist:Year:
LandReason:
BldReason:CivilDistrict:
Ratio:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RODLAND COURTNE	74062-314	2	1/30/2020		492,500	No	No		
THOMAS DARCY &	69412-178		6/9/2017		469,000	No	No		
MANDILE HELEN,	58979-193		4/27/2012		243,000	No	No		
SAHTOURIS NIKOS	49813-250		7/20/2007		187,500	No	No		

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/22/2016	1563	Manual	600	C				kitchen exhaust	4/17/2020	SQ Mailed	MM	Mary M
12/9/2016	1521	Redo Kit	3,400	C					6/7/2018	Measured	DGM	D Mann
9/4/2013	1327	Addition	50,185	C					5/6/2014	External Ins	PC	PHIL C
									2/26/2014	Info Fm Prmt	EMK	Ellen K
									1/30/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA / / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CND

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good												
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: GREY				A Kits:	Rating:												
View / Desir:				Frl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1939	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct: G9	Fact: .			Floor: 1 - 1st Floor													
Const Mod:				% Own: 47.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:				1	5	2							
Sec Int Wall:		%		Economic:													
Partition: T - Typical				Special:													
Prim Floors: 3 - Hardwood				Override:													
Sec Floors: 4 - Carpet	25 %			Total: 18.6 %													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES									
Subfloor:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar: 0				Size Adj.: 1.35000002													
Electric: 3 - Typical				Const Adj.: 0.98745072													
Insulation: 2 - Typical				Adj \$ / SQ: 393.252													
Int vs Ext: S				Other Features: 60500													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.20000005													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 475605													
% Com Wall:	% Sprinkled:			Depreciation: 88463				Juris. Factor: 1.00	Before Depr: 471.90								
				Depreciated Total: 387142				Special Features: 0	Val/Su Net: 453.28								
								Final Total: 387100	Val/Su SzAd: 453.28								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 016.A-0002-0010.1																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																